007.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	837,100 / 837,100
					USE VALUE:	837,100 / 837,100
					ASSESSED:	837,100 / 837,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNEILLY KATHLEEN M
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	57 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONNEILLY KATHLEEN M -
Owner 2:	-
Street 1:	333 OLD LANCASTER ROAD
Twn/City:	SUDBURY
St/Prov:	MA Cntry:
Postal:	01776

NARRATIVE DESCRIPTION

This parcel contains 4,440 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1930, having primarily Vinyl Exterior and 1791 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4440.000	432,800	6,000	398,300	837,100
Total Card	0.102	432,800	6,000	398,300	837,100
Total Parcel	0.102	432,800	6,000	398,300	837,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.39 | /Parcel: 467.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 6282
GIS Ref:
GIS Ref:
Insp Date: 03/24/18

!676!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	432,900	6000	4,440.	398,300	837,200	837,200	Year End Roll	12/18/2019
2019	104	FV	342,900	6000	4,440.	423,200	772,100	772,100	Year End Roll	1/3/2019
2018	104	FV	342,900	6000	4,440.	308,700	657,600	657,600	Year End Roll	12/20/2017
2017	104	FV	322,400	6000	4,440.	268,900	597,300	597,300	Year End Roll	1/3/2017
2016	104	FV	322,400	6000	4,440.	229,000	557,400	557,400	Year End	1/4/2016
2015	104	FV	271,200	6000	4,440.	224,000	501,200	501,200	Year End Roll	12/11/2014
2014	104	FV	271,200	6000	4,440.	184,200	461,400	461,400	Year End Roll	12/16/2013
2013	104	FV	281,500	6000	4,440.	175,300	462,800	462,800		12/13/2012

PRINT

Date	Time
12/10/20	16:25:14

LAST REV

Date	Time
04/24/18	08:19:56
ekelly	
676	

USER DEFINED

Prior Id # 1:	6282
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNEILLY KATHL	55154-567		8/12/2010	Convenience	1	No	No		
	13154-58		1/1/1978		49,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2005	153	Renovate	15,000	C		G6	GR FY06	re-do bath/new lau
11/18/2004	1122	Wood Dec	34,800			G6	GR FY06	NEW DECK, RAMP, EX

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2018	Inspected	BS	Barbara S
3/1/2018	MEAS&NOTICE	BS	Barbara S
1/29/2009	Meas/Inspect	336	PATRIOT
6/7/2005	Permit Visit	BR	B Rossignol
9/22/1999	Mailer Sent		
9/22/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4440		Sq. Ft.	Site		0	80.	1.12	1			Med. Tr	-10					398,305						398,300	

Total AC/HA: 0.10193 | Total SF/SM: 4440 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 398,305 | Spl Credit | Total: 398,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.23626471
Const Adj.:	0.98000199
Adj $ / SQ:	193.847
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	531702
Depreciation:	98897
Depreciated Total:	432806

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

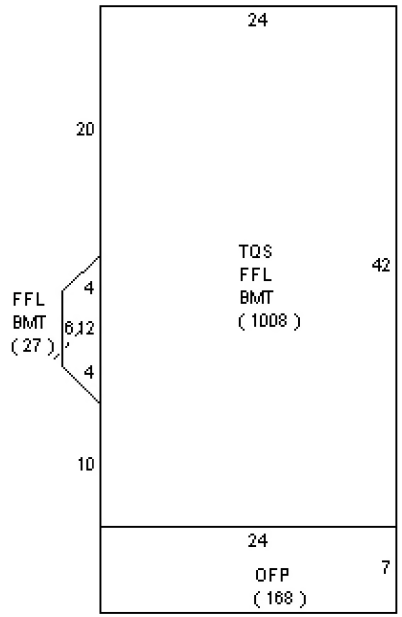
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	3	1	1
Totals			
2	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	193.85
Special Features:	0	Val/Su Net:	144.56
Final Total:	432800	Val/Su SzAd	241.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,035	58.150	60,189
FFL	First Floor	1,035	193.850	200,631
TQS	3/4 Story	756	193.850	146,548
OFP	Open Porch	168	25.800	4,334

Net Sketched Area:	2,994	Total:	411,702

Size Ad	1791	Gross Are	3246	FinArea	1791

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

007.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X25	A	AV	1930	20.00	T	40	104			6,000			6,000

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000

IMAGE

AssessPro Patriot Properties, Inc